

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER
OF
LOVETT SUBSTATION

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Town of Stony Point
RHO Building
5 Clubhouse Lane
Stony Point, New York
October 27, 2022
7:04 p.m.

BEFORE:

MARK JOHNSON, CHAIRMAN
KERRI ALESSI, BOARD MEMBER
ROLAND BIEHLE, BOARD MEMBER
MICHAEL FERGUSON, BOARD MEMBER
ERIC JASLOW, BOARD MEMBER
JAMES PURCELL, BOARD MEMBER
JERRY ROGERS, BOARD MEMBER

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CHAIRMAN JOHNSON: All right. First on the agenda this evening, we got the Lovett Substation. We have an open public hearing. If there's anybody here who would like to speak on the Lovett Substation, now is the time. Going. Going. Would you like to speak?

MR. SINSABAUGH: I mean, I'll get up -- that's okay, no.

CHAIRMAN JOHNSON: All right. Then in light of the fact there's nobody else here to speak, we'll go ahead and close the public hearing. I need a --

BOARD MEMBER ROGERS: I'll make that motion.

BOARD MEMBER ALESSI: I'll second.

CHAIRMAN JOHNSON: I got a motion and a second. All in favor?

(Response of aye was given.)

CHAIRMAN JOHNSON: Any opposed? All right, motion carries. Public hearing is closed.

Now, I think we've got a referral memo

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to the Town Board that I'll read into the record. It's to the Town Board of Stony Point from the Chairman of the Planning Board, myself, regarding Lovett Substation, and the date, October 27 of 2022.

This application for site plan approval is currently before the Planning Board and the project consists of the renovation and improvement of an existing Orange and Rockland Utilities, Incorporated substation located in the vicinity of the Hudson River at 45 Elm Avenue, Tomkins Cove, New York, 10986. This site is located within both the RR and LI zoning districts. The applicant, Orange and Rockland Utilities, is also required to obtain a special permit from the Town Board because public utility buildings and structures are proposed.

By memorandum, dated October 24 of 2022, from the Town Clerk, the Town Board has referred the subject special use application to this Board for comment. Pursuant to Town Code Section 215-128, the Planning Board Secretary has referred the site development

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plan application to the Planning Board, which is currently reviewing the application for the purpose of site development plan review. At our meeting of October 27, 2022, this Board also reviewed the provisions of the Town Code and the general conditions and specific standards for special permits, including Sections 215-79 and 215-92.7, and has determined that a recommendation for approval of the special permit shall be made to the Town Board.

Accordingly, the Planning Board has authorized me as Chairman to transmit its recommendation for approval of the special permit to the Town Board by this memorandum.

Can I get a motion to accept that memo?

BOARD MEMBER ROGERS: I'll make that motion, Mr. Chairman.

BOARD MEMBER FERGUSON: I'll second it.

CHAIRMAN JOHNSON: I have a motion and a second. All in favor?

(Response of aye was given.)

CHAIRMAN JOHNSON: Any opposed? All right. All right.

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2 THE CLERK: Matt.

3 CHAIRMAN JOHNSON: Matt, we need a final
4 resolution for the December meeting --

5 MR. LIZOTTE: Okay.

6 CHAIRMAN JOHNSON: -- for this project.
7 Can you and Steve get with each other and --

8 MR. LIZOTTE: Yes, absolutely.

9 CHAIRMAN JOHNSON: Excellent.

10 MR. STACH: Mr. Chairman, there's one
11 other thing. When you prepare the
12 resolution, it also needs to address the LWRP
13 waterfront consistency.

14 CHAIRMAN JOHNSON: Okay.

15 MR. STACH: Okay. So I can work with
16 you or Steve.

17 CHAIRMAN JOHNSON: Okay. I was going to
18 say, is there something we need to do here?

19 MR. STACH: The applicant has already
20 submitted the paperwork.

21 CHAIRMAN JOHNSON: Okay.

22 MR. STACH: So it's just a matter of
23 detailing why it's consistent.

24 CHAIRMAN JOHNSON: Okay.

25 MR. LIZOTTE: Mr. Chairman, are you

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signing this tonight?

THE CLERK: Yes.

MR. LIZOTTE: Okay.


(Time noted: 7:08 p.m.)

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THE FOREGOING IS CERTIFIED to be a true
and correct transcription of the original
stenographic minutes to the best of my ability.



Jennifer L. Johnson

